App F IX 4

Previous References 1948-49 (ML)

File No 147-48
Serial Nos 20, 21, 22 & 23

Later References Dep n IT B 49-50

GENERAL AND REVENUE SECRETARIAT

Serial Nos Four

P 49 F1

Part B for Oct 48

SUBJECT

Representation of Sri M R Narasinga Rao, B A, B L, Amildar, Mysore Taluk for the grant of Site No 4 in Chamundipuram Extension, Mysore

No L 4506/D 30-10-48

To Sri M R Narasinga Rao, B A, B L
Amildar, Mysore Taluk

Issues an endorsement stating that the Chairman, C I T B, Mysore City has been instructed to grant the Site in question at an upset price of Rs 6/= per sq. yd

7323 √ 7437 √ 7532/last

~~Note~~ Memo No D3 P R 409/47-48 d 27/5/48

forwarding the petition of Sri M R Narasinga Rao, Builder Mysore Taluk praying for the grant of a site at Mysore

petition d 28-5-47 from the same gentleman addressed to the Law Secy in the matter

another petition d ~~the~~ June, 1948 from Sri Narasinga Rao submitted to the Minister for Finance and Industries

1) orders of the Minister for Finance and Industries on the petition submitted to him:—

"Rev. Secy — for immediate report stay further proceedings"

(Sd) H ± 0
8 7/6/

2) submitted with a draft letter according to the Chairman, Mysore Trust Board

Mr 11/6
Pr 11-6-48

3) Issue advice

To, the claimant d 11/6/48 Mysore T.C.
2 175 600 d 12-6-48
calls for report

7532

~~7457~~ √ 476/mel

Letter of 13-July 48 from Sri N R Narasinga Rao, Buddhist Dispensation Calcutta in the matter

4) Orders of the Revisers - "References at once" (2nd) S A 9/8/7

5) Submitted with reference to para 4 supra. The report called for from the chairman, Dispensation Trust Board has not yet been received stay orders have also been issued from here

6) A draft DO reminder is put up to the chairman & enquiring whether it is true that the site has been sold? & whether any of the stay orders in the matter

Mrs 16/7
Pr 16/7 [illegible]

7) Report of the Secretary - for 18/7 | Report from the chairman has been received

And the petition dt 7/7/48 of
Sri Narasinga Rao in the matter

Letter No B 3 Sy 414/47-1
dt 17/7/48 from the chairman,
Mysore Trust Board in the matter

of submitting with a note
with reference to para 1 supra

(2) This relates to the representation
of Sri M R Narasinga Rao, Amildar, Mysore
Taluk, for the grant of site No 4 in
chamundipuram extension, Mysore
city at an upset price and addition
to site No 5 already granted to
him by the Mysore city Improvement
Trust Board at the place

(3) The note of the chairman,
Mysore city Improvement Trust Board and
the petition of Sri Narasinga
Rao, show the following facts

site No 81 measuring 70' x 11
was first granted to Sri Narasinga
Rao in Block II of Jayalakshmipuram
at the rate of Re one per sq. ft.

fig X

x fig Y

11) On the subsequent representations of Sri N. Aranga Rao that the ~~site~~ extension viz Jayalakshmipuram in which the site was granted, is far removed from his office and that he may therefore be granted a site of an equal area between the Viceroy Road and the Chamundi extension, the Trust Board granted ~~the site~~ a site bearing No 5 (measuring 60' x 39' 0+32' at the rate of Rs 1-6-0 per sq yd or 406 2/3 sq yds) in the Chamundipuram extension in exchange for the site No 81 in the Jayalakshmipuram extension

Again Sri N. Aranga Rao represented that he may atleast be granted a site ~~in the Chamundipuram extension~~, equal to 3/4 of the area of the original site of the

12) Again Sri N. Aranga Rao represented that, as the area of the site No 5 granted to him in the Chamundipuram extension is very small, when compared to that of site No 81 in the Jayalakshmipuram previously granted to him, ~~the~~ site No 4 adjoining site No 5 in the Chamundi extension, may also be granted to him in addition

13) on enquiry made of him by the chairman of the Improvement Trust Board whether he is willing to pay the average value to be realised by the sale of other sites in the Chamundi extension Sri Narasinga Rao agreed to the proposition and has also executed a mutchalika to that effect

14) The sale of other sites in public auction in Chamundi extension (but not of site No 4) was notified in the Newspapers when the proposal to grant site No 4 to Sri Narasinga Rao was filed before the Trust Board, the Trust Board has decided that it is not possible to grant this site, as it was considered "that two sites cannot be granted to one individual"

15) On the auction day of the other sites in the Chamundi extension, site No 4 was also auctioned, though it was not notified previously for sale and the highest bid is Rs 3,750 by Sri Narasinga Rao himself He also received some amount towards the value of this site, which he purchased in public auction

16) Sri Narasinga Rao then protested to the Trust Board that

he has made an offical against the auction of site no 4 and that until govt decides the case, the Trust board may not approve of the sale of this site

16) As per orders at para 1 supra, orders have been issued to stay further proceedings until final orders are passed in the matter

17) Sri Narasimha Rao emphasises that the Trust board have gone back on their promise to grant him site no 4 and that they have ~~done~~ then auctioned the same without any previous notice. He says that he bid for this site in the auction, ~~but~~ as he was keen on retaining this site and as he felt that a bid from a third party for the site might complicate matters. Sri Narasimha Rao, therefore requests that govt may not approve the sale of site no 4 and that the site may be ordered to be given to him at an upset price of Rs 1-6-0, as he has surrendered a site of a bigger area in the Jayalakshmipuram extension

18) All the above facts

so to show that only one allegation of Sri Narasinga Rao is sale of site no 4 in the public auction without previous notice is correct weight

19) But other complaints of the Applicant against the Trust Board have no force At no stage, the Trust Board have promised to grant the site no 4 to him It is only the chairman who made an enquiry whether he is willing to pay the value ~~for~~ to be realised in this extension, for this site He committed himself by executing a mutchalika to this effect Now the average cost realised as said to be Rs 8-1-6 per sq yard

20) The Trust Board have done no wrong to him and there is only an irregularity in the sale of site no 4 and which can be removed by an order for its re-sale It is done in his own interest, Sri Narasinga Rao left site no 81 in the Jagadambapuram & the Trust Board have not forced him to surrender it

24) The grant of site no 5 in channel extension, ~~when~~ at an upset

price of Rs 1-6-0 per sqr yard, when all the other sites were sold in public auction at an average cost of Rs 8-1-6 per sqr yard is itself a concession

2) In the above circumstances, there are perhaps no good grounds to order the Trust board to grant the site no 4 to Sri Narasinga Rao at an upset price of Rs 1-6-0 per sqr yard ~~Sri Narasinga~~

The only concession that can be shown to him is that the Trust board may be asked to consider the question of granting this site to him at ~~the average~~ a cost of Rs 8-1-6, the average value realised by the sale of other sites in the extension, as per ~~provided in~~ panchalika executed by Sri. Narasinga Rao himself

or

2) In case, Sri Narasinga Rao ~~or~~ considers that the site no.

Prayer of the Board, Sypne Taluk for the grant of site in channel extension
S. 476/531/647/ml
5 in the channel extension is not sufficient for his purpose and that he cannot afford to buy the site at the average cost of Rs 8-1-6 per sqr yd, he may be asked to re-take the site no 81 of the Jayalakshmipuram extension at the rate previously fixed by the Trust Board, provided that site is still available. The question of distance from Jayalakshmipuram to the office, when others are struggling for a building site in Mysore, does not seem to arise

24) The sale of site no 4 may however be set aside, as it is irregular

25) The Points referred to at paras 22, 23 and 24 are submitted for orders with reference to para 1 supra

Ma 28/9 Pr 28 7 46

26) The action of the Chairman, C.D.O.B. Mysore in having auctioned site no 4 while it was not so mentioned in the sale notification is not in order. On this ground, the sale held on 24.5.48 may have to be

Let aside. It is not also clear
Why, when Mr Narasimhachar had
agreed on 12.5.48 that he would
to pay the average value for Rs 20 4
maybe realized by the sale of adjacent
sites in public auction, the Land Site was
still put to sale at all. He was practically cornered
and he had no other option but to bid at
the sale, lest others would purchase it - in which
while terms endorsed to execute a sale deed
as above should be fulfilled. This part of the
transaction, the Trust Board seems to have
suddenly gone back on their promise. This
has placed Mr Narasimhachar in a decidedly
disadvantageous position.

27) Mr Narasimhachar states that he surrendered
a bigger site measuring 972 2/3 sq yds in
Jayalakshmipuram Extension and was given
a site not measuring 406 2/3 sq yds in
Bhavanthipuram and that the total area
of this site & site not given would be less
than 3/4 in extent of the site he
surrendered. This is true; but
it is of his own choice that he

Rs 1 / 45×60 or 300 sq yds

406 2/3
300
706 2/3

surrendered site no 81, as not possessing certain advantages it was anxious to have taken this aspect into consideration in fixing the exchange site as it stated that he has applied for a lease to continue on site no 5 already granted to him. But it is subsequently stated that, pending orders on the appeal petition, the licensee may be allowed to continue on the site no 5 as a measure to expedite matters in the interest of business provided he pays the rent due. This is a matter for consideration

It will be in the absence of very strong proof, such a presumption in a matter must be correct - the applicant obviously appears to be very anxious to safeguard his interest - viz to get a suitable and sufficient site in exchange -

This appears to be a matter for settlement between the Trust Board & the licensee. In the circumstances the Board is held, the licensee has to site no 4 (20' x 60' or 200 sq yds for Rs 3750) This works out at Rs 18/8/- per sq yd as against Rs 8/1/6 per sq yd realized in auction by the sale of the adjacent site

10
12 6W

auction of the Trust Board is not willing to give away site No. IV also to him on the ground that two sites cannot be given to a single individual — which appears to be the correct position also — the reasons for may be granted the said site at Rs 8/1/6 per sq yd this would be in accordance with the undertaking given by the Trust Board & agreed to by the Petr also on the merits of the case, this appears to be the most equitable solution

30) Forwarded - respondents reply for 30/7/48

1143
2/8

31) The sale of site No. IV is irregular. According to the undertaking given by the Trust Bd & the memorandum executed by the petitioners in pursuance to that undertaking, site No. IV had to be sold to the latter.* Site IV was the last to be sold in auction. This might

in public auction

* (At an average price that was realised as a result of the auction sale of other sites)

have resulted in creating very keen competition & in the securing of an unreasonably high price. The petitioner himself, being driven to the necessity of safeguarding his own interests has compelled to bid at the sale. Having regard to these circumstances, even the reported average price of Rs 8-1-6 must be considered to be a bit too high.

A I think, in fairness, the upset price at Rs 6/- per s. yard, which will be about 50% of the bid secured at the sale, may be fixed; and the Trust Bd requested

A | to sanction the site No. IV. to the petr in fulfilment of ~~in accordance with~~ the understanding that existed between them & the petr, after Cancelling the Sale that is irregularly held in respect of the above site

minister since a Stds)

8
8/8/68
from

OFFICE OF THE MINISTER
HOME AFFAIRS & INDUSTRIES
No 869
Date 5/8/68

32) Brought up during the discussion I have seen the site I would like to hear more from both sides of the question, if possible when both the sides are present together HCD 12/9

33) Discussed with the Chairman Directed Home Secretary to give suggestion as to A' HCD 9/10 Sir

8/8/68
Sir
10/8/68

34) A draft letter as per the 16/10 Post 16 Oct

35) I have drawn attention P1 put up a draft enclosure also herein
from 23/8/1968

To,

The Chairman, Mysore T B

L 4474 of 29/10/48

sets aside the sale of lot No 4 & directs that it may be granted to Sri Narasinga Rao

A draft endorsement is put up to Sri Narasinga Rao.

Sd/- 30/10

For 30 10 48

Sd/- [illegible]

To,

Sri M P Narasinga Rao B.A.B.L.,

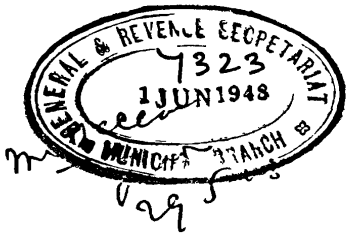
No L 4506/Rd 147-48-23 30-10-48

States that the Chairman has been instructed to grant the site in question at the upset price.

B

10/12/48

Regd post (**)



Before the Minister for Muzrai and City
Improvement Trust Boards to the
Government of Mysore, Bangalore

ML 147-48-20.

Through ---
The Deputy Commissioner, Mysore District,
Mysore

Applicant - Sri M R Narasinga Rao, B A ,B L
Amildar, Mysore Taluk,
M y s o r e

Sir,

The petition of your humble petitioner showeth as follows -

Your petitioner applied for a site in Mysore City with the object of building a house and owning the same

2 A site measuring about 1000 sq yards was granted to him in Jayalakshmipuram extention beyond Padavarahalli, Mysore City, at an upset price of Rs 1-6-0 a ~~x~~ square yard

3 Thereafter your petitioner applied to the City Improvement Trust Board, Mysore submitting that the locality was far remote from the city and prayed stating the particular inconveniences, that he may be granted a site in one of the newly lay out extentions either in Saraswathipuram or Chamundipuram

4 The City Improvement Trust Board was pleased to take the application into consideration and granted a small site marked as site No V in the new lay out in Chamundipuram measuring 60' X 90' plus $\frac{32}{2}$ = 406 and 3/7 sq yds at the same rate of Rs 1-6-0 per square yard The City Improvement Trust Board was also pleased to adjust Rs 558-4-0 the full value of the site from out of Rs 972-4-0 which your petitioner had paid for the site in Jayalakshmipuram and

Dy PR 407 (Enclosure)
Forwarded with compliments to the Secretary to Govt Law Department Bangalore for favour of consideration The petitioner has surrendered his bungalow site in Jayalakshmipuram in favour of two small cottage sites in Chamundipuram, and he prays to have site No II or ~~V~~ at upset price to be considered favourably by Govt

Dy
27/5/48

the balance of Rs 414-0-0 was held in deposit for being refunded separately

5 Thereafter your applicant submitted an application through his official superior namely the Sub Division Officer, Mysore dated 17-5-48 submitting that the site now granted in exchange in Chamundipuram was only a cottage site and that your applicant could not put up a building to his requirement within the small area alloted to him and prayed that the adjacent cottage site bearing No IV in the new lay out at Chamundipuram be also granted to him Your applicant also mentioned that he had been granted a house building advance of Rs 6300/- by the Benign Government for putting up a construction It was also mentioned that inclusive of site No IV which he prayed for the total area of sites Nos IV & V would be (706 sq yds approximately) of the total extent of the site that had been granted to him in Jayalakshmipuram Thereupon the City Improvement Trust Board issued an endorsement asking the petitioner as to whether he was agreeable to take site No IV paying the average value that may be realised by sale of the adjacent sites in public auction On receipt of the said endorsement your applicant submitted to the Chairman that he was willing to abide by the terms of the endorsement and prayed that the necessary agreement on a 0-10-0 stamp paper be kindly taken from him and site No IV also be put in his possession

6 In the meanwhile the remaining sites in the said lay out were advertised for auction on 24-5-48 at 9 A M The applicant was also present at the sale.

7 The City Improvement Trust Board authorities afterc ompleting the auction sale of all the other sites proceeded to put up for auction sale site No IV also which had been granted to the applicant and for which he had according to the endorsement served on him executed the necessary Mutchalika Your applicant's protests were not heeded -

Thus might have resulted in his creation on screen completion thus leaving the last site to be served 8/

8 Feeling that if a 3rd party bid for the said site complications might arise, your applicant also offered his bids and as your applicant was keen on retaining the said site the bid went up to Rs 3750/- for site No IV - a small cottage site Your applicant after requesting adjustment of Rs 414/- that remained with the Board paid the balance ~~of~~ and obtained a receipt The ¾ balance of the bid amount has got to be deposited within 15 days from the date of sale

9 The above facts will clearly show that the City Improvement Trust Board have not meted out justice to your petitioner in that they have gone back on their own endorsement granted to your petitioner, and the petitioner begs humbly to submit that the City Improvement Trust Board authorities were not right in auctinning out a site that had not been advertised for sale at all

10 Your applicant begs humbly to submit that the considerations which existed at the time of granting a bungalow site to your applicant at Jayalakshmipuram do continue to remain and prays for justice at your hands

11 Your applicant prays that the entire records be kindly sent for, an interim stay order be passed directing the City Improvement Trust Board not to take further action inrespect of site No IV by calling upon your applicant to deposit the balance of ¾ of the bid amount, cancel the auction sale that has now been held and direct the City Improvement Trust Board

to grant site No IV also to your applicant at the rate at which he had been granted the site in Jayalakshmipuram or at Re1-6-0 a sq yard or for the average value which other sites have fetched at the auction sale held on 24-5-48 by passing an order yourself or by directing the City Improvement Trust Board to reconsider its decision in the light of observations to be made by the Government enabling the grant of site No.IV to your petitioner at an upset rate of Rs 1-6-0 per square yard for which act of kindness and benevolence your applicant ever prays

I beg to remain, Sir,
Your most obedient servant,

Mysore,
27-5-48

M R Narayan 27/5—
Applicant

ENCLOSURES.

*1 Copy of endorsement No B3 To 6671/47-48 dated 30-4-1948 from the Chairman, City Improvement Trust Board

2 Copy of endorsement No B3 To 6671/47-48 dated 8-5-1948 from the Trust Board

3 Copy of letter dated 12-5-1948 from the Trust Board

4 Sale proclamation of sites in English

5 Sale proclamation of sites in Kannada

6 Copy of letter dated 17-5-1948 from the Sub-Division Officer, Mysore Sub Division to the Chairman, City Improvement Trust Board

SIX ONLY

5

B3 T C 6671/47-48

Office of the Chairman,
City Improvement Trust Board,
Mysore, 30th April, 1948

(1)

From

The Chairman,
City Improvement Trust Board, Mysore

To,

M R Narasingarao Esq ,B A ,B L ,
Amildar, Mysore Taluk

ENDORSEMENT

With reference to his application dated 15-3-48 praying for exchange of his site No 81,BlockII Jayalakshmipuram to one site in the new layout in Chamundipuram, Mr Narasingarao is hereby informed that site No 5in the layout measuring 60 x $\frac{90 + 32'}{2}$ = 406 7/3 sq yds , at Rs 1-6-0 per sq yd , is allotted to him The full of this site Rs 558-4-0 is adjusted out of the value of Rs 972-4-0 paid for site in Jayalakshmipuram and the balance of Rs 414-0-0 will be refunded to him separately

Sd/-
For Chairman

" COPY "

M R Narayan 27/5
Amildar,
Mysore Taluk.

6

No B 3 T O 6671/47-48

Office of the Chairman,
City Improvement Trust Board,
Dated Mysore, 8th May, 1948

(2)

From

The Chairman,
City Improvement Trust Board,
MYSORE.

To,

Sri M R Narasingarao B A ,B L ,
Amildar, Mysore Taluk,
MYSORE.

Dear Sir,

With reference to your application dated 4-5-48 requesting to grant ¾ of the original site area in Chamundi Extension since the site No 5 now granted is very small etc , I request you to kindly intimate whether you are agreeable to take site No 4 measuring 45'x 60' paying the average value that may be realised by sale of the adjacent sites by public auction

Yours faithfully,
Sd/-
For Chairman,

" COPY "
M R Nara 27/5
Amildar,
Mysore Taluk.

7

To,

(3)

Sri M R Narasingarao,
Amildar, Mysore Taluk,
M Y S O R E.

Dear Sir,

With reference to your application dated 7th May, 1948 requesting to hand over possession of site No 4 in the new layout of Chamundi Extension on consideration that you are agreeable to pay the average value that may be realised in public auction sale of the adjacent sites and that you are agreeable to execute the required mutchalika, therefore I write to inform you that the mutchalika may be executed and possession of the site taken The amount of Rs 414/- due to you will not be adjusted now but will be kept under deposit

Yours sincerely,
Sd/-
For Chairman, 12/5/48

Mutchalika on 4 as Rs Annas Stamp paper executed on the same date

"C O P Y."
M R Narasingarao 27/8
Amildar,
Mysore Taluk

MYSORE CITY IMPROVEMENT TRUST BOARD.

Sale Notification dated 12th May 1948.

The public are hereby informed that Decent Bungalow sites situated in Saraswathipuram Extension and Chamundi Extension along ~~Chamundi~~ Road will be sold by the Trust Board Engineer or any person authorised by the Chairman, City Improvement Trust Board, Mysore on the spot in public auction on the dates and time mentioned below subject to the conditions noted hereunder

These sites command a beautiful view and are the best in Mysor City The public should not loose this opportunity as sites with such convenient and healthy location cannot be had any where in future

(1) The auction purchaser is bound to the conditions mentioned in paras 6,7,8 and 9 of the G O No 8055-8/M1 127-18-2 dated ~~Exi~~ 31st December 1918

(2) The auction purchaser should deposit immediately when the sale is concluded, 25% of the bid amount and pay the balance within 15 days from the date of sale failing which the amount deposited by him will be forfeited

(3) In default of payment of the full amount of the bid within the prescribed period, the Chairman may direct the resale of the site after defraying the charges of the original site out of the deposit amount If the proceeds of the resale be less than the price bid by the defaulting purchaser, the difference will be recovered from the defaulting purchaser

(4) The sale is subject to confirmation by Chairman, City Improvement Trust Board, Mysore, who may fix up a higher price than the bid amount, if the later were to be low-

(5) The purchaser after the sale is confirmed should execute the Mutchalika in the "Form" prescribed which includes the conditions mentioned in the Government Order noted above and should put up a building on the site as per design approved by the Trust Board or by the Municipality.

(6) The Trust Board is not responsible for the inaccuracy if any, in the dimensions and descriptions of sites

Extension	Site Nos	Dimensions	Area	Date & time of auction
Saraswathi-puram	1 to 7	80' x100'	889 Sq ,Yds	23-5-1948 at 9 A.M
-do-	8 to 10	64' x100'	711 Sq ,Yds	-do-
Chamundipuram	1	$\frac{58+32}{2}$ x60'	300 -do-	24-5-1948 at 9 A M
-do-	2 & 3	45'x60'	300 -do-	-do-
-do-	6	$\frac{65+43}{2}$ x 60'	360 -do-	-do-
-do-	7	45x 60'	300 -do-	-do-
-do-	8	$\frac{93+39}{2}$ 60'	440 -do-	-do-
-do-	9	$\frac{84}{2}$ x 94	$438\frac{2}{3}$ -do-	-do-

21 MAY 1948

Sd/ P Sitharamiah,
Chairman,
City Improvement Trust Board, Mysor

VNP/100

4

ಮೈಸೂರು ನಗರಾಭಿವೃದ್ಧಿ ಸಮಿತಿ ಕಛೇರಿ

(5)

ಹರಾಜು ಇಸ್ತಿಹಾರ್

No 67 ಸಮಿತಿ ಕಛೇರಿ

ಇದರಿಂದ ಸಮಸ್ತ ಜನರಿಗೂ ತಿಳಿಯಪಡಿಸುವುದೇನಂದರೆ —

ಚಾಮರಾಜನೊಹಟ್ಲು ಸರಸ್ವತಿ ಪುರಂನಲ್ಲಿ 10 ಬಂಗ್ಲೋ ಸೈಟುಗಳನ್ನೂ, ಚಾಮುಂಡಿ ಪುರಂ ಬಡಾವಣೆಯಲ್ಲಿ 7 ಕಾಟೇಜು ಸೈಟುಗಳನ್ನೂ ಇದೇ ಮಾಹೆ 23 ಮತ್ತು 24 ನೇ ತಾರೀಖಿನಲ್ಲಿ ಕ್ರಮವಾಗಿ ಸೈಟುಗಳ ಬಳಿ ದಿವಿ 9 ಘಂಟೆಗೆ ಹರಾಜು ಮಾಡಲಾಗುತ್ತಿ ಹೆಚ್ಚಿಗೆ ವಿವರಗಳನ್ನು ಮೇಲ್ಕಂಡ ಕಛೇರಿಯಲ್ಲಿ ತಿಳಿದುಕೊಳ್ಳಬಹುದು

(ಸಹಿ) ಪಿ ಸೀತಾರಾಮಯ್ಯ,
ಅಧ್ಯಕ್ಷ

ತಾ|| 13—5—48

ಆನಂದಾ ಪವರ್ ಪ್ರೆಸ್ ಮೈಸೂರು

D J Balaraj Esq , B Sc ,
Subdivision Officer,

Mysore Subdivision,
Dated Mysore, 17th May, 1 9 4 8

10

Dear Sir,

My Amildar Mr Narasingarao of Mysore Taluk tells me that in exchange for a bungalow site of his in Jayalakshmipuram, the Trust Board have kindly allotted a cottage site in Chamundipuram and that he could not put up a building to his requirement within the small area allotted to him and as such he has applied for an adjacent cottage site bearing No 4 in the new layout at Chamundipuram so as to form a contiguous block For want of an alternative I learn that he has even executed a Mutchalika agreeing to pay the average site value of the adjacent site by public auction in respect of the site After all the site he has applied is a cottage site measuring 45 / 60 and I feel that the Trust Board could make a generous gesture and allot to him site No 4 at upset price not exceeding Rs 2/- per square yard You are kindly aware that Mr Narasingarao is taking keen interest in all matters relating to Trust Board Acquisitions and this will certainly be an incentive to him to take even more interest as most of the Trust Board Acquisitions are within his Taluk I request you to kindly place this letter of mine at the next meeting of the Trust Board when this subject comes up for discussion for the kind consideration of

P T O

of the members and to favour me with a line in reply as to the views of the board in the matter

Thanking you,

With regards,

Yours sincerely,
Sd/-D J Balaraj,

P Sitharamiah Esquire B A ,B L ,
Chairman, City Improvement Trust Board,
MYSORE

"COPY"

M K Narayan 27/5

Amildar,
Mysore Taluk.

12

M R NARASINGA RAO B A BL
AMEDAR

Received by G.S. GENERAL & REVENUE SECRETARIAT & MUNICIPAL BRANCH 29th May 1948 7437

Respected Sir,

I beg to submit that I have submitted my humble petition to Government through the Deputy Commissioner, Mysore District with his memo No D3 P R 407/47-48 dated 27th May, 1948 setting forth all the facts under which I have prayed that site No 4 in the New lay out at Chamundipuram may kindly be ordered to be given to me at an upset price of Rs 1-6-0 per Sq yard This petition with all its enclosures has been sent by Registered Post to your good self by the Deputy Commissioner yesterday

In this connection, I most respectfully beg to submit, that the Government have, with the most benevolent intentions, sanctioned me an House Building Advance of Rs 6,300/- to enable me to build a House at this place. My most respectful and humbe submission now is that, there is a moral if not a legal obligation on the part of the Government to implement the benevolent intentions with which the Advance has been sanctioned to me. I have been victimised by circumstances as at present to pay the City Improvement Trust Board to the extent of Rs 4,300/- out of the Advance of Rs 6,300/- towards the value of 2 small cottage sites which I have asked in exchange for a Big Bunglow site which I have surrendered to the Trust Board I have been wandering from house to house for want of a habitable accomodation to shelter my family and children at this place My most respectful and humbel submission to Government is, whether it is possible for me to put up a house within Rs 2,000/- ~~towards the~~ if I am compelled to pay to Rs 4,300/- towards the value of the site to the Trust Board ?. This may kindly be treated as an enclosure to my petition of yesterday and sympathetic orders in respect of a sub-ordinate Government Employee who

p t o ,

13

who is between the horns of a Dilema, passed

With regards

I beg to remain,
Sir,
Your most obediently,

M R Nayar 28/52
Amildar,
Mysore Taluk

S KANAKARATNARAJ, ICS , B A , B L ,
Secretary to Government, Law Department
and Legal Remembrancer to Government,
BANGALORE

To, L 17560/2

The chairman, c.d. I 12 b US
Board, Mysore

(14)

Sir,

In forwarding herewith a petition in regard submitted by the Sri M R Narasinga Rao, Bandar, Mysore Taluk to the Minister for Finance & Industries, praying, for reasons stated therein, that Site No IV in Channapatna may be granted to him, I am directed to request you to send us an immediate report in the matter.

In the meanwhile, all proceedings connected

with the disposal of the cases referred to may be stayed until the receipt of final orders of your Govt in the matter

The petitions may kindly be returned with the report very early

I have etc

Forsey

Pr 11-6-28

To,

Janab Syed Abdul Aleem B A ,

Revenue Secretary to the Government of Mysore,

BANGALORE

Applicant: Sri M R Narasinga Rao B A ,B L ,

Amildar, Mysore Taluk,

MYSORE

Respected Sir,

In continuation of my previous application dated 27-5-1948 submitted through the Deputy Commissioner, Mysore District, Mysore, regarding the grant of site No 4 to me in the new layout at Chamundipuram at an upset price, I most respectfully beg to submit the following factors for the gracious consideration of the Government

1 Myself and the members of my family are put into a lot of inconvenience for want of an habitable accommodation at this place

2 The Government have graciously granted a house building advance of Rs 6,300/- to me and I have to complete the building with this amount I have drawn the first instalment of Rs,3,150/- only I have already paid Rs 1495-12-0 to the Trust Board towards the value of the site It would be difficult for me to complete the building within this small amount unless the Government very sympathitically considers my case, and my most respectful submission in this connection is that there is a moral obligation if not a legal one on the part of the benign Government towards its subordinate employee to implement the benevelent intentions with which the advance is sanctioned, by grant of a site at a concessional upset price etc , as otherwise, I will not be able to put up a building at all, with the prevailing high rate of materials

3 Two cottage sites No 4 and 5 in the new layout at Chamundi puram will be less than 3/4 in the extent of site No 81, Block II Jayalakshmipuram which I have surrendered in lieu of the two cottage sites referred to above

P T O

17

4 Kind reference is invited to the letter dated 17-5-1948 from the Subdivision Officer, Mysore Subdivision, Mysore to the Chairman, City Improvement Trust Board (Copy of which I have enclosed to my original application dated 27-5-1948) wherein he has recommended the grant of the site in question at an upset price not exceeding Rs.2/- per square yard

5 The Deputy Commissioner, Mysore District has also kindly recommended the grant of the site in question to me at an upset price (Please vide his memo No.D3 & R 403/47-48 dated 27-5-1948)

6 In view of the foregoing circumstances, I most respectfull pray that the site in question may kindly be granted to me at Rs 1-6-0 per square yard, which is the same rate at which the adjacent site No 5 has laready been granted to me, and the balance of Rs 525-8-0, out of Rs 937-8-0 already paid by me towards the value of this site, kindly caused to be refunded to me

Myself and the members of my family will be ever grateful to the Foreign Government for this act of kirdness and generocity towards a poor subordinate like me

I beg to remain,
Respected Sir,
Your most obedient servant,

Mysore
Dated 7th July, 1948

M R Nayar 7/7/48
Amildar,
Mysore Taluk

M R Narasinga Rao B A B L
AMILDAR

Ml 476 (18

Dated 13th July 1948

GENERAL SECRETARIAT REVENUE BRANCH
16 JUL 1948
476

To

Janab Syed Abdul Aleem, B A
Revenue Secretary to the Government of
Mysore, B A N G A L O R E
= = = = = = = = = =

XXX
Refers
at once

Respected Sir,

In continuation of my application dated 8-6-48 re the grant of site No 4 in the New lay out at Chamundipuram at a concessional upset price, I most respectfully beg to submit that the following additional factor may kindly be taken into kind consideration in the decision of the case

I executed the stamped Mutchalika dated 12-5-48 only with an idea to avoid the difficult situation of the site being advertised for sale and thus secure an opportunity of approaching the benign Government for grant of the site for concessional upset price thereafter Inspite of this, the site was sold and I was forced to bid at the sale and approach the benign Government for relief, which I have done

I pray that favourable orders may kindly be passed

I beg to remain
Sir,
Your most obedient servant,

Mysore,
13th J u l y '48

M R Narasinga Rao
Amildar
Mysore Taluk
13/7/48

No B3-50-414/47-48 Encl 2

GENERAL & REVENUE SECRETARIAT
22 JUL 1948
MUNICIPAL BRANCH

MC 647

Office of the Chairman
City Improvement Trust Board

Mysore Dated 13th July 1948

From Sri.P Sitharamaiah,B A ,B L ,
CHAIRMAN CITY IMPROVEMENT TRUST BOARD
MYSORE

To Janab Syed Abdul Aleem,B A ,
SECRETARY TO THE GOVERNMENT OF
HIS HIGHNESS THE MAHARAJA OF MYSORE
REVENUE DEPARTMENT BANGALORE

Sir

With reference to your Letter No L 17560 dated 12/6/48 forwarding the original application of Sri M R Narasinga Rao Amildar, Mysore Taluk, praying for reasons stated therein to grant site No 4 in Chamundi Puram, I have the honour to enclose herewith a detailed note and a copy of the Trust Board resolution No 546 dated 30/6/48 approving the same for kind perusal and orders of Government I wish to add here that Sri Narasinga Rao has since applied for license for putting up an independent construction on site No 5 This fully demonstrates his motive in having applied for the adjoining site No 4 It is not with a view of securing a bigger site as professed by him but to put up one more construction as a business proposition with a profit motive at the cost of the Trust Board

I have the honour to be,
Sir,
Your most obedient servant,
O Sitharamaiah
CHAIRMAN

MSR 13/7

Proceedings of the Meeting of the Board of Meeting of the Board of Trustees for the improvement of the City of Mysore held on 30/6/48 in the Council Hall of the Municipal Offices

=====

546 Letter No L 17560 dated 12/6/48 from the Secretary to Government, Rev Department, forwarding for report the petition of Sri Narasinga Rao, Amildar, Mysore Taluk, praying that site No IV in Chamundipuram may be granted to him etc , and stating that the proceedings connected with the sale may be stayed until the receipt of final orders of Government in the matter and the Office note thereon

"Office Note approved"

Sd/- P Sitharamaiah,

Chairman

"C o p y "

Chairman

MSR

CITY IMPROVEMENT TRUST BOARD, MYSORE

MYSORE,

Dated *194*

NOTE.

Subject:- Re: grant of site to Sri M.R.Narasinga RRo, Amildar,Mysore Taluk

Site No.81, Block II Jayalakshmipuram measuring 70' x 125' = 972 2/9 sq.yds., was allotted to Sri M.R Narasinga Rao at Re 1/8 per sq.yd., on 1st February 1948. In his application dated 10th February 1948, he represented that he is in charge of all the Trust Board Acquisitions relating to Mysore Taluk and that he is doing his best to push forth all these records as expeditiously as possible in the interest of speedy expansion of the City area in view of the difficulties of the poorer and middle classes to secure even a habitable accommodation atthis place and requested to reduce the rate to 0-12-0 per sq yd The Board in their Resolution No.361 dated the 25th February 1948 resolved that a concession rate of Re.1/- per sq yd , may be charged. Accordingly Sri Narasinga Rao paid the full value of Rs.972-4-0 and executed the required usual agreement on 1st March 1948 agreeing to construct the building in time as per sanctioned plan etc.

On 15th March 1948 Sri Narasinga Rao represented that this site is far removed from his office and that he is not in a position to build a house immediately for want of water and other facilities etc , and requested for the grant of equal area of land between the Viceroy Road and Cement House Block in Chamundi Extension This plot of open land was given for Teachers' Association long back and was resumed since the Association did not construct any building on this site. On the representations made by Sri G R Ramiah and other residents of Chamundipuram for grant of this land for construction of a Town Hall the Board in their Resolution No 182 dated 28-11-1945 had resolved to reserve this land for construction A layout plan of 9 sites was prepared with an estimate for Rs. 3,600/- for forming sites etc., with the application of Sri Narasinga Rao was placed before the Board The Bo in their Resolution No.428 dated 28-4-1948 approved the layout

9 sites and grant of a site to Mr.Narasinga Rao at Re.1-6-0 per sq.yd , in lieu of the site granted in Jayalakshmipuram and sale of the remaining sites in public auction.

Sri Narasinga Rao was accordingly granted Site No.5 measuring 60' x $\frac{90+32}{2}$ = 406 2/3 sq yds., and the full value of Rs.558-4-0 was adjusted out of the value paid for Site No 81 of Jayalakshmipuram and he was informed that the balance of Rs.414-0-0 will be refunded to him separately. He conveyed his thanks for this in his application dated 15-4-48 and requested to send a cheque for the balance of Rs.414-0-0 through a clerk of his office In the meanwhile on 4-5-48 he stated that the site No 81 Jayalakshmipuram previously granted measured about 1000 sq yds, while the Site Now granted in Chamundi Extension measures about 400 sq.yds., and requested to grant at least ½ of the area of the original site at Rs.1-6-0 per sq.yd He was enquired whether he is agreeable to pay the average rate to be realised by public auction sale of the adjoining sites He replied that he is agreeable to pay the average value to be realised by sale of the adjoining sites and that the remaining sum of Rs.414/- may be adjusted towards part value of Site No.4 and that the possession of the site may kindly be handed over to him and that he is agreeable to execute a mutchalika to the effect since he had to put up a building immediately. He was endorsed to execute a mutchalika and that the amount of Rs.414/- will not be adjusted but will be kept in deposit.

He executed an agreement on 12-5-48 agreeing to pay the average value per sq yd , that may be realised by sale of the adjacent sites by public auction The possession of the land was not handed over since this proposal had to be approved by the Board.

As already resolved the sale of these sites except Site No.4 under reference were published for sale in public auction on 24-5-48 and the sale of the Site No 4 to Sri Narasinga Rao was placed before the Board on 21-5-1948 The Board in their Resolution No 493 resolved that it is not possible to grant Site No.4 as two sites cannot be granted in favour of one individual. Therefore Site No.4 also was auctioned along with other sites on

CITY IMPROVEMENT TRUST BOARD, MYSORE

MYSORE,

Dated 194

2.

24-5-1948- Sri Narasinga Rao who was aware of this presented himself in the auction and bid for Site No.4 along with others. The highest bid is for Rs.3,750/- by Sri Narasinga Rao In his application dated 24-5-48 he requested to adjust the balance of Rs.414/- due to him paid for Site No.81 of Jayalakshmipuram and sent a sum of Rs.523-8-0 along with the application for being adjusted towards ¼ value of Site No.4 bid by him as per rules. Accordingly it was adjusted towards part value of the site. The confirmation of the sale of these sites is placed before the Board during this month. In the meanshile Sri Narasinga Rao gave an application on 6-6-48 that he has submitted an application to the Minister for Finance and City Improvement Trust Board regarding the sale of the Site No.4 and pending receipt of orders from Government that further proceedings may be stayed.

His representation to the Minister through his Advocate Sri A Venkateshiah has been forwarded in original by the Revenue Secretary to Government to send up an immediate report and to stay all proceedings with the disposal of the site until the receipt of final orders of Government.

Site No.5 in Chamundipuram layout was allotted to Sri Narasinga Rao at Re.1-6-0 per sq.yd , as a concession. The average rate realised by the auction sale of the other sites in the same layout works out to Rs.3-1-4 per sq.yd. So he stands to gain Re.1-11-6 per sq yard or Rs 2750/- by the concession shown to him.

The Government Order re: the disposal of sites says that any important site either in the City or Extensions may be sold by public auction by the Board and the contention that the Board have gone out of the perview of this order in this respect is not tenable.

The party was simply asked to intimate his willingness

to pay the average value for Site No.4 in case it were to be offered to him. This was subject to the approval of the Board ~~xx~~ and he cannot claim that on this ground the Board was in any way committed

Lastly Sri Narasinga Rao has himself bid for Site No.4 in open auction and just because the bid amount went up rather high on account of keen competition, he cannot turn round now and say that justice has not been done to him.

Sd/= P Sitharamaiah,
Chairman

"C o p y "
P Sitharamaiah 1977
Chairman.

MSR 13/7

1009, 9th Block, Cement House Block,
Chamundi Puram,
Dated Mysore, 25th Jul 1948

25

27

Refd 9/0

Q: 27 & 9.8.48 28/7/48

ected Sir,

In continuation of my previous applications regarding the grant of site No 4 in the new lay-out at Chamundi Puram at a concessional upset price, I beg to submit that I applied for a licence for putting up a construction in site No. 5 at least to stock materials which are being dumped in several places and are being damaged, by putting up a strong fence or a brick well to avoid thefts I have absolutely no idea of putting up two houses and to make a bargain, as I have no finances even to put up a single house Unfortunately even this has been refused A copy of the endorsement granted to me is enclosed for favour of your kind perusal My materials are being damaged I am paying interest on the Government advance which I have already drawn and I have been paying an exorbitently high house rent at this place I have not been in a position even to stock my materials in a convenient place This is my unfortunate position Unless the benign Government comes to my rescue by granting the site in question at a concessional upset price of Rs 1-6-0 per square yard, I am afraid I will have to abanden the idea of putting up a house at all, and loose the money invested ~~and~~ on materials out of the House Building Advance of Rs 3150/- sanctioned by Government and already drawn by me I most respectfully pray that favourable orders may kindly be passed

Janab Syed Abdul Aleem B A
Revenue Secretary to the
Govt of Mysore B Lore

I beg to remain,
Respected Sir,
Your most obedient servant,
M A Nomar 26/7

Copy of endorsement No L No 199/47-48 dated 16-7-1948 from the Municipal Engineer, Mysore City Municipality, Mysore to Sri.M.R Narasinga-Rao B-A ,B L., Amildar, Mysore Taluk, Mysore

---

Subject: His application dated 30-6-1948 requesting for Licence

---

With reference to the above he is hereby informed that licence cannot be granted, till his appeal before the Government is decided.

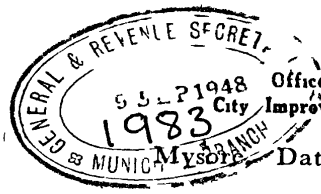
" TRUE COPY "

Amildar,
Mysore Taluk

16/7

27

No B3 S G.414/47-48



Office of the Chairman
City Improvement Trust Board
Mysore Dated 3rd Septr 1948

From Sri P Sitaramiah ~~Esqr~~ B A B L
CHAIRMAN CITY IMPROVEMENT TRUST BOARD
MYSORE

To Janab Syed Abdul Aleem, B.A.,
SECRETARY TO THE GOVERNMENT OF
HIS HIGHNESS THE MAHARAJA OF MYSORE
REVENUE DEPARTMENT BANGALORE

Sir

I have the honour to invite kind reference to this office letter No B3.S G.414 dated 17th July 1948 enclosing a detailed note and a copy of the Trust Board Resolution No 546 dated the 30th June 1948 regarding sale of Site No 4 in Chamundi Extension to Sri M R Narasinga Rao, Amildar, Mysore Taluk and to request the favour of early orders of Government in the matter The sale of the sites to Sri Narasinga Rao and others in public auction has been confirmed by the Board and Sri Narasinga Rao has yet to pay the balance value (¾ value) of the site Further proceedings have been stopped as per orders of Government. I therefore request to communicate orders of Government ~~may~~ very early The Minister for Finance and Industries has been pleased to inspect the layout on 30th July 1948

It is learnt that Sri M R Narasinga Rao has purchased a house for about Rs.10,000/- recently in Chamundi Extension In view of this it is for kind orders of Government whether the sale of Site No 5 at a special concession upset price and Site No 4 in public auction may be cancelled to provide sites to other houseless persons.

I have the honour to be,
Sir,
Your most obedient servant,
O Shahamsal
Chairman

HRS.

The main file re the sale of site to Sri Narasinga Rao in Chamundi extension etc has been submitted to the Minister for Finance & Industries on 4/9/48 D No being 647/hl
This report may perhaps be submitted to the Minister in continuation
9/9/48 Secretary
9.9.48

G R S App F G 3

GENERAL AND REVENUE SECRETARIAT

(*Continuation sheet draft form*)

L 4474 Two copies

To, / ML 147-48-22

The Chairman, C I T Board, Mysore

29.10.48

Sir,

With reference to the correspondence ending with your letter No B3 Sg 414/47-48 dt 4-9-48 ~~forwarding~~ forwarding a report on the representation of Sri Narasinga Rao, Amildar, Mysore Taluk for the grant of site No 4 in Chamundipuram ~~Extension~~ Extension, I am directed to state that ~~the~~ after examination of both the representation of Sri Narasinga Rao and your report thereon, ~~carefully~~, Government consider that the sale of site No 4 along with the others

WD 0565—CPB—22 500—8 11 38

held in public auction is irregular, owing to the fact that the site was not mentioned in the sale notification published in respect of the sale of other sites and they, therefore, have cancelled the sale held in respect of the site in question be cancelled.

I am further to add that it is necessary to grant the site in question to Mr. Narasinga Rao in fulfilment of the understanding that existed between him and the Trust Board, prior to the sale held on their behalf, but at this late stage I am directed to request that you will grant the site to Mr. Narasinga Rao at an upset price of Rs 6/- per sq yard, which is fixed taking into consideration the average cost realised for plots in the extension.

Yours faithfully,

For Under Secretary

GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE

No L.4474/ml 147-48-22 General and Revenue Secretariat,
Dated Bangalore, 29/10/ 1948 -

FROM

The Secretary to the Government of
His Highness the Maharaja of Mysore

Revenue Department

To

The Chairman,
City Improvement Trust Board,
Mysore

SIR,

With reference to the correspondence ending with your letter No B3 S G 414/47-48 dated 4th September 1948 forwarding a report on the representation of Sri M R Narasinga Rao, Amildar, Mysore Taluk, for the grant of site No 4 in Chamundipuram extension, I am directed to state that after a careful examination of both the representation of Sri Narasinga Rao and your report thereon, the Government consider that the sale of site No 4 along with others held in public auction is irregular, owing to the fact that the site was not mentioned in the sale Notification published They therefore, direct that the sale held in respect of the site in question be cancelled

I am further to add that it is considered necessary to grant the site in question to Sri Narasinga Rao in fulfilment of the ~~outstanding~~ understanding that existed between him and the Trust Board previous to the sale held in this behalf, but at the same time consider that the price at which he asks for the site is too low

In the circumstances, the sites may be granted to Sri Narasinga Rao at an upset price of Rs 6/- per sq yard, which is fixed taking into consideration the average cost realised for sites in the extension

Yours faithfully,

For Secretary to Government,
Revenue Department

Endorsement granted
to Sri M R Narasinga Rao
(Mudaliar, Nyapathy Taluk) B A BL
No 1009, IX Block, Cement-
No L 4506/30 10 48 House Block
ML 147 48-23
Nyapathy.

with reference to his petition
dt 25/7/48 praying for the
grant of site No 4 in
Chamundipuram extension
at an upset price of
Rs 1-6-0 per sq yard, by
setting aside its Sale held
by the Nyapathy Im-
provement Trust Board
on Narasinga Rao,
is informed that the
Govt after hearing the
and the both the representation
from the petitioner and
the report received from
the Chairman and
the Trust Board thereon

have set aside the sale,
of the said question and
have issued instructions
have been issued of the CITB enjoin
to the chairman to grant
this site in question to him at an
upset price of Rs 6/- per sqyd
which is fixed taking into
consideration the average cost
realised for sites
in this extension

He may approach the
chairman of the Board
for further necessary
action in this behalf

BD

Orn 4507/3rd WCRE 23/30 10-48: Recd
c/s the above forwarded W/e
to the chairman, c/s T Board, BD
Mysore, for information
Rec 30 10 48 BD

GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE

General and Revenue Secretariat,

No L4506/ml47-48 23 *Dated Bangalore,* 30-10-48

No L4506/30-10-48

ENDORSEMENT

Granted to Sri.M R Narasinga Rao, B.A ,B L., Amildar, Mysore Taluk, No 1009, IX Block, Cement House Block, Mysore

---

With reference to his petition dated 25th July 1948 praying for the grant of site No.4 in Chamundipuram extension at an upset price of Rs.1-6-0 per sq yard by setting aside its sale held by the Mysore City Improvement Trust Board, Sri.Narasinga Rao is informed that instructions have been issued to the Chairman of the City Improvement Trust Board, Mysore, to grant the site in question to him at an upset price of Rs 6/- per sq yard which is fixed taking into consideration the average cost realised for sites in this extension

He may approach the Chairman of the Board for further necessary action in this behalf.

By Order,

Sd/- Syed Abdul Aleem,
Revenue Secretary to Government

9/c

Memo No L4507/ml47-48 23 Dt/30-10-48

Copy of the above is forwarded, with compliments

34

to the Chairman, City Improvement Trust Board, Mysore, for information

By Order,

For Secretary to Government,
Revenue Department

Notes ——————— 15 Pages

Correspondence —— 34 Pages